

CITY OF FORT LAUDERDALE

CODE ENFORCEMENT BOARD
1st FLOOR COMMISSION CHAMBER
FORT LAUDERDALE CITY HALL
100 NORTH ANDREWS AVENUE
JUNE 26, 2018
9:00 A.M.

Board Members

Patrick McGee, Chair
Mark Booth, Vice Chair
Joan Hinton
Lakhi Mohnani
Peter Cooper
Chris Evert
William Marx

Attendance

P
P
A
P
A
P
P

**Cumulative attendance
2/2018 through 1/2019**

Present

3
4
4
5
4
5
5

Absent

2
1
1
0
1
0
0

Alternates

Michael Madfis
Robert Smith
Justin Beachum

A
P
P

3
3
1

2
2
0

Staff Present

Bruce Jolly, Board Attorney
Yvette Cross-Spencer, Clerk
Yvette Ketor, Clerk III
Victoria Mack, Clerk III
Rhonda Hasan, Assistant City Attorney
Tasha Williams, Administrative Aide
Quesly Alexis, Building Inspector
Kelvin Arnold, Building Inspector
Mario Carrasquel, Building Inspector
George Oliva, Chief Building Inspector
Robert Masula, Building Inspector
Jamie Oppерlee, Prototype Inc., Recording Secretary

Communication to the City Commission

None

Respondents and Witnesses

CE18031363; CE17100678: Chad Krezmien contractor
CE16061817: Hamilton Forman, attorney; Scott Mello, general contractor
CE17061566: Alejandro Bultrago, representative
CE18020611: Lawrence Kelly Jr., Owner
CE17110759: Anthony Padavano, contractor; Joey Klein, owner
CE17082515: Joseph Lucmon, owner; Justin Beachum, neighbor
CE16050226: Devansh Mehta, tenant
CE18031173: Vitezslav Duris, Owner
CE17121776: Jonathan Martin, owner
CE13091180: Kimberly McClam, owner
CE18031562: Adam Robbins, Owner
CE16071549: Joe Kravich, owner; Esther Yardeny, property manager
CE16080336: Victor DeVecchi, property manager; Patricio Gonzalez, general contractor
CE17110731: Marcos Barrionuevo, owner
CE16030502; CE17101607: Kenneth Minerley, attorney; Ira Epstein, owner
CE15070786: Angela Lopes, management company
CE16041977: Mack Young, property manager
CE17110336: Rodney Thigpen, operating manager
CE17060453: Roger Rathburn, bank representative
CE17040532: Ramon Ripoll, owner's brother
CE17052121: Walter Morgan, attorney
CE17050053: Gilfredo Serrano, owner
CE16050534: Michael Emery, representative
CE18030146: David Suderam, pastor; David Dixon, neighbor
CE18021657: Michael Ferguson, representative
CE17060766: Melissa Pollock, owner
CE17121201: Marcela Santiago, property manager
CE18030499: John Thurmond, operations manager; Christie Coleman, tenant
CE16121947: Elmore Walters, owner
CE17050759: Rodrigo Maldonado, owner; Jack Townsend, attorney
CE16020537: Thomas Robertson, attorney
CE15040732: Sunyaluk Yuthasunthorn, owner
CE17020146: Corey Richards, Community Development Agency project manager
CE17071273: Scott Fowler, representative

The meeting was called to order at 9:05 a.m.

Individuals wishing to speak on any of the cases on today's agenda were sworn in.

Case: CE16061817

437 NW 1 AVE
CHARLES L PEET REV TR
PEET, CHARLES L TRUSTEE

This case was first heard on 2/27/18 to comply by 4/24/18. Violations and extensions were as noted in the agenda. The property was not in compliance.

Mario Carrasquel, Building Inspector, reported the owner had applied for the permits and corrections were needed to the plans. He recommended a 91-day extension.

Hamilton Forman, attorney, agreed.

Motion made by Mr. Booth, seconded by Mr. Marx, to grant a 91-day extension to 9/25/18, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE16020537

5570 NW 10 TER
5551 NW 9TH AVE 1-5 LLC

This case was first heard on 9/27/16 to comply by 11/22/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Mario Carrasquel, Building Inspector, reported the permits were active and recommended a 63-day extension.

Tom Robinson, attorney, agreed.

Motion made by Mr. Marx, seconded by Mr. Booth, to grant a 63-day extension to 8/28/18, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE17052121

1851 SW 2 AVE #07
STAMPER, STEPHEN SCOTT

This case was first heard on 2/27/18 to comply by 4/24/18. Violations and extensions were as noted in the agenda. The property was not in compliance.

Kelvin Arnold, Building Inspector, reported all permits had been issued and recommended a 154-day extension.

Walter Morgan, attorney, agreed.

Motion made by Mr. Marx, seconded by Mr. Booth, to grant a 154-day extension to 11/27/18, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE13091180

833 NW 19 AV
MCCLAM, KIMBERLY
JONES, AUDREY

This case was first heard on 11/26/13 to comply by 3/25/14. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$1,020.

Robert Masula, Building Inspector, reported the last permit had been issued. He recommended a 154-day extension, and that all existing fines be removed.

Motion made by Mr. Booth, seconded by Mr. Marx, to grant a 154-day extension to 11/27/18, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Motion made by Mr. Mohnani, seconded by Mr. Booth, to abate all fines. In a voice vote, motion passed 7-0.

Case: CE16121947

5411 NE 18 AVE #4
WALTERS, ELMORE

This case was first heard on 1/29/18 to comply by 3/27/18. Violations, extensions and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$1,350 fine, which would continue to accrue until the property was in compliance.

Mario Carrasquel, Building Inspector, said the owner had removed the addition, so the case was in compliance. He recommended no fines be imposed.

Motion made by Mr. Mohnani, seconded by Mr. Booth, to abate all fines. In a voice vote, motion passed 7-0.

Case: CE18030499

4850 W PROSPECT RD
LYXIS INVESTMENTS LLC

Certified mail addressed to the owner was accepted on 6/8/18.

Robert Masula, Building Inspector, testified to the following violation(s):
FBC(2017) 105.1

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO ELECTRICAL ALTERATIONS PERFORMED WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2017) 110.1

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE IS FULLY COMPLIED AND CLOSED.

Inspector Masula presented photos of the property and the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Christie Coleman, tenant, said the contractor had informed them that all permit applications had been submitted. She acknowledged the violations. Ms. Coleman requested at least 90 days.

Motion made by Mr. Booth, seconded by Mr. Marx, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 9/25/18, or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE15040732

1032 NE 15 AVE

YUTHASUNTHORN FAMILY ENTERPRISES INC.

This case was first heard on 6/23/15 to comply by 8/25/15. Violations, extensions and notice were as noted in the agenda. The property was in compliance, fines had accrued to \$71,550 and the City was requesting a \$553 fine be imposed.

Robert Masula, Building Inspector, reported all permits were now closed so the case was complied. He recommended reducing the fine to \$553 to cover administrative costs.

Sunyaluk Yuthasunthorn, owner, agreed to the fine reduction.

Motion made by Mr. Booth, seconded by Mr. Marx, to find that the violations were not in compliance by the ordered date, and to impose a fine of \$553 for the time the property was out of compliance. In a voice vote, motion passed 7-0.

Case: CE16041977

1511 NW 11 PL
2771 LLC

This case was first heard on 1/24/17 to comply by 4/25/17. Violations, extensions and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$1,700 fine, which would continue to accrue until the property was in compliance.

Mario Carrasquel, Building Inspector, reported the owner had submitted revised plans on 6/11/18. He recommended a 28-day extension.

Motion made by Mr. Booth, seconded by Ms. Evert, to grant a 28-day extension to 7/24/18, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE18031173

735 INTRACOASTAL DR
DURIS, VITEZSLAV SLAVA & MARCELA

Service was via posting at the property on 6/14/18 and at City Hall on 6/14/18.

Robert Masula, Building Inspector, testified to the following violation(s):
FBC(2017) 105.1

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT
IS NOT LIMITED TO:

1. ALTERATIONS MADE SUCH AS WINDOWS AND DOORS
INSTALLED, FRAMING, DRYWALL, ELECTRICAL AND
PLUMBING WITHOUT THE REQUIRED PERMITS AND/OR
INSPECTIONS.

FBC(2017) 110.1

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL
REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND
PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE
AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY
CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE
IS FULLY COMPLIED AND CLOSED.

Inspector Masula presented photos of the property and the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Vitezslav Duris, Owner, agreed.

Motion made by Mr. Booth, seconded by Mr. Marx, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 7/24/18, or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE17082515

721 SW 2 ST
FREE BETHLEHEM BAPTIST CHURCH INC.

This case was first heard on 2/27/18 to comply by 4/24/18. Violations, extensions and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$2,700 fine, which would continue to accrue until the property was in compliance.

Mario Carrasquel, Building Inspector, reported the Historic Preservation Board would hear the owner's permit application at their next meeting. He recommended a 28-day extension.

Motion made by Mr. Marx, seconded by Ms. Evert, to grant a 28-day extension to 7/24/18, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE17101607

1400 NE 56 ST # 106
DIXIE REALTY LLC

This case was first heard on 1/29/18 to comply by 2/27/18. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the permit applications were in plan review and recommended a 63-day extension.

Kenneth Minerley, attorney, requested a 90-day extension and Inspector Masula agreed.

Motion made by Mr. Booth, seconded by Ms. Evert, to grant a 91-day extension to 9/25/18, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE16030502

1400 NE 56 ST # 105
DIXIE REALTY LLC

This case was first heard on 2/27/18 to comply by 4/24/18. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the mechanical permit had been issued and recommended a 154-day extension.

Motion made by Mr. Booth, seconded by Mr. Marx, to grant a 154-day extension to 11/27/18, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE17060766

3326 NE 18 ST
POLLOCK, JACOB

This case was first heard on 1/29/18 to comply by 3/27/18. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit application and all sub permits were active, but there was no permit to address the air conditioning units. He also suspected the windows and doors had been installed without a permit.

Melissa Pollock, owner, thought they had the needed permit. Inspector Masula reiterated that the air conditioning units, windows and doors needed permits.

Motion made by Mr. Booth, seconded by Mr. Marx, to grant a 28-day extension to 7/24/18, during which time no fines would accrue. In a voice vote, motion passed 6-1 with Mr. Mohnani opposed.

Case: CE18031562

905 SW 9 AV
ROBBINS, ADAM
GORDON, AMY

Service was via posting at the property on 6/6/18 and at City Hall on 6/14/18.

Quesly Alexis, Building Inspector, testified to the following violation(s):
FBC(2017) 105.1

THIS PROPERTY HAS BEEN ALTERED AND CONSTRUCTION
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED
PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER,
BUT NOT LIMITED TO:

1. ADDITION AND FULL RENOVATION.
2. NEW A/C.
3. ELECTRICAL.
4. ROOFING.
5. PLUMBING.

FBC(2017) 110.1

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT
THE PERMITTING PROCESS.

Inspector Alexis presented photos of the property and the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Inspector Alexis informed Mr. Mohnani that one permit was in process but another was needed. The owner had indicated he would submit the other application the following week so he believed this could be resolved in 28 days. He had spoken with the owner, who agreed to comply within 28 days.

Motion made by Mr. Booth, seconded by Mr. Marx, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 7/24/18, or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-1 with Mr. Mohnani opposed.

Case: CE17110731

1380 W MCNAB RD
1380 MC NAB LLC

Personal service was made on 6/8/18. Service was also via posting at City Hall on 6/14/18.

Kelvin Arnold, Building Inspector, testified to the following violation(s):
FBC(2014) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND
CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT
OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN
THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. PENETRATED THE EXTERIOR WALL ENVELOPE AND THEN
PATCHED THE OPENINGS WITHOUT THE REQUIRED
PERMITTING AND ENGINEERING:
 - A. A/C WALL UNIT REMOVED ON THE EXTERIOR WALL
ENVELOPE ON EAST ELEVATION.
 - B. CLOSED 5 VENT OPENINGS ON WEST ELEVATION.
2. ENCLOSED MEZZANINE INTO OCCUPIABLE OFFICE
SPACE.

FBC(2014) 105.3.1.5

SUBMIT TWO SETS OF DRAWINGS/PLANS FROM A QUALIFIED
LICENSED DESIGN PROFESSIONAL ADDRESSING ALL THE

SCOPES OF WORK FOR ALL STRUCTURAL MODIFICATIONS
AND ALTERATIONS TO THE BUILDING STRUCTURE AND
BUILDING SYSTEMS, EXTERIOR AND INTERIOR.

FBC(2014) 110.1

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT
THE PERMITTING PROCESS.

Inspector Arnold presented photos of the property and the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Marcos Barrionuevo, owner, agreed.

Motion made by Mr. Booth, seconded by Ms. Evert, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 8/28/18, or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE18021657

3320 NW 65 ST
CHAPMAN, TRAVIS
VANCE, KENNETH

Certified mail addressed to the owner was accepted on 6/9/18.

Kelvin Arnold, Building Inspector, testified to the following violation(s):
FBC(2017) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND
CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT
OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN
THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. PAVERS INSTALLED IN THE FRONT YARD.
2. PVC FENCE.
3. EXTERIOR DOOR AND WINDOW.
4. SECURITY CAMERA.

FBC(2017) 110.1

CONSTRUCTION OR WORK FOR WHICH A PERMIT IS
REQUIRED SHALL BE SUBJECT TO INSPECTIONS BY THE
BUILDING OFFICIAL AND SUCH CONSTRUCTION OR WORK
SHALL REMAIN ACCESSIBLE AND EXPOSED FOR INSPECTION
PURPOSES UNTIL APPROVED.

FBC(2017) 110.2

BEFORE ISSUING A PERMIT, THE BUILDING OFFICIAL IS
AUTHORIZED TO EXAMINE OR CAUSE TO BE EXAMINED
BUILDINGS, STRUCTURES AND SITES FOR WHICH AN
APPLICATION HAS BEEN FILED.

Inspector Arnold presented photos of the property and the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Motion made by Mr. Booth, seconded by Mr. Marx, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 8/28/18, or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-1 with Mr. Mohnani opposed.

Case: CE16071549

942 NW 13 ST
KRAVICH, JOE & RANIT
MALMAZADA, S & ULNER, BARUCH

This case was first heard on 3/28/17 to comply by 5/23/17. Violations, extensions and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fine, which would begin on 6/27/18 and would continue to accrue until the property was in compliance.

Kelvin Arnold, Building Inspector, reported the master permit had been renewed and the electrical permit had passed rough inspection. He recommend a 91-day extension.

Motion made by Mr. Booth, seconded by Ms. Evert, to grant a 91-day extension to 9/25/18, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE17040532

1820 NE 59 CT
ANIBAL RIPOLL/NIRACI LLC

This case was first heard on 4/24/18 to comply by 5/22/18. Violations and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$3,400 fine, which would continue to accrue until the property was in compliance.

Robert Masula, Building Inspector, reported the driveway permit had been issued and recommended a 91-day extension. He also recommended removing all accrued fines.

Motion made by Mr. Booth, seconded by Mr. Marx, to grant a 91-day extension to 9/25/18, during which time no fines would accrue and to abate all fines. In a voice vote, motion passed 7-0.

Case: CE17121201
3500 GALT OCEAN DR
PLAYA DEL SOL ASSOC INC.

This case was first heard on 4/24/18 to comply by 5/22/18. Violations and extensions were as noted in the agenda. The property was not in compliance.

Mario Carrasquel, Building Inspector, said the report had been reviewed and found to be incomplete. The property manager had submitted revisions but the report had failed again. He recommended a 28-day extension.

Marcela Santiago, property manager, stated they needed to perform a test and balance of the entire building; they had already done this in the mechanical rooms and they had been found to be in compliance. She remarked that only one unit owner had complained of an odor after some renovations. She described their efforts to identify the source of the odors about which the unit owner had complained.

Mr. Jolly confirmed that the chief mechanical inspector needed to sign off on this and Ms. Santiago stated this required a test and balance of the entire building.

Ms. Hasan stated once the chief mechanical inspector signed off on the report, any further complaints would not constitute a violation of the City's code.

Motion made by Mr. Booth, seconded by Ms. Evert, to grant a 28-day extension to 7/24/18, during which time no fines would accrue. In a voice vote, motion passed 7-0.

The Board took a brief break.

Case: CE17061566
637 NW 15 TER
BBT PROPERTIES OF SOUTH FLORIDA LLC

This case was first heard on 3/27/18 to comply by 4/24/18. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the electrical and Board-up permits had been issued.

Jorge Martinez, Code Enforcement Officer, acted as interpreter for the representative, Alejandro Bultrago.

Mr. Bultrago requested a five to six-month extension. He confirmed the house was vacant.

Motion made by Mr. Booth, seconded by Mr. Marx, to grant a 154-day extension to 11/27/18, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE18030146

3033 SW 10 ST

FIRST ALLIANCE INTERNATIONAL CHURCH

Service was via posting at the property on 6/6/18 and at City Hall on 6/14/18.

Quesly Alexis, Building Inspector, testified to the following violation(s):
FBC(2017) 105.1

THIS PROPERTY HAS BEEN ALTERED AND CONSTRUCTION
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED
PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER,
BUT NOT LIMITED TO:

1. INSTALLING A WOODEN FENCE.
2. INSTALLING WINDOW HURRICANE SHUTTER.
3. PLUMBING WORK.

FBC(2017) 110.1

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT
THE PERMITTING PROCESS.

Inspector Alexis presented photos of the property and the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

David Suderam, Pastor, stated the contractor had pulled permits for the fence and shutter and they were in compliance. Inspector Alexis explained that the address on the permits did not match this address and he had advised the owner to go to the City and change the address. He confirmed that if the address were correct, the property would be in compliance. Inspector Alexis said a neighbor also believed a portion of the fence had been installed on his property.

Pastor Suderam did not know why the address on the application was incorrect. Regarding the issue with the neighbor, he said the fence had been installed in compliance with the code.

David Dixon, neighbor, claimed that the fence had been installed on his property and was attached to his fence. Mr. Jolly stated if the fence was permitted and passed inspection, it was not in violation.

Inspector Oliva stated the City inspectors only checked that fences were installed where they should be per the permit drawings. If Mr. Dixon wanted to complain, he should get a survey and file a complaint with Broward County. This fence had been installed per the submitted documents.

Motion made by Mr. Booth, seconded by Mr. Marx, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 7/24/18, or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE16050226
728 NW 6 AVE #A
CASALE, ROSANNE D

This case was first heard on 9/27/16 to comply by 11/22/16. Violations, extensions and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$17,800 fine, which would continue to accrue until the property was in compliance.

Kelvin Arnold, Building Inspector, reported there had been no progress and recommended imposition of the fines.

Devansh Mehta, said he had hired a new contractor since the last hearing and he had determined only the mechanical parts of the permits were still out of compliance. He had obtained calculations for the air conditioner tonnage and retrieved the plans from the architect. They had an air conditioning contractor and would hire a new electrical contractor.

Mr. Mehta said he had been taken advantage of by his former contractor. Chair McKee believed the owner should be present to address these violations. Mr. Mehta said it was his responsibility to address the violations and he would be liable for any fine. He said his former contractor had informed the Board that everything was being taken care of when it was not and his new contractor had told him he needed the electrical contractor.

Chair McKee was very concerned about the number of extensions that had already been granted and indicated he believed that the property owner had played "kick the can down the road" too many times." Mr. Mehta reiterated that he was responsible to correct the violations and he would pay any fine that was imposed, not the owner. Mr. Mehta requested 60 days.

Motion made by Mr. Booth, seconded by Mr. Mohnani, to grant a 28-day extension to 7/24/18, during which time no fines would accrue. In a voice vote, motion passed 6-1 with Chair McKee opposed.

Case: CE17110336

1718 NE 58 ST
PROMISED INVESTMENT LAND LLC

Certified mail addressed to the owner was accepted on 6/8/18.

Robert Masula, Building Inspector, testified to the following violation(s):
FBC(2014) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND
CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT
OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN
THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. INSIDE REMODELING WITHOUT PERMIT (ELECTRICAL,
PLUMBING, STRUCTURAL).

FBC(2014) 110.1

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT
THE PERMITTING PROCESS.

Inspector Masula presented photos of the property and the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Rodney Thigpen, operating manager, said they were in the process of pulling permits for the windows. He would speak with Inspector Masula about what else was needed.

Motion made by Mr. Booth, seconded by Mr. Marx, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 7/24/18, or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-1 with Mr. Mohnani opposed.

Case: CE16080336

1000 RIVIERA ISLE DR
WEKERLE FAM 2011 TR
WEKERLE, M A & REMORTEL, M TRUSTEES

This case was first heard on 3/27/18 to comply by 5/22/18. Violations and notice were as noted in the agenda. The property was not in compliance and the City was

requesting imposition of a \$5,100 fine, which would continue to accrue until the property was in compliance.

Kelvin Arnold, Building Inspector, reported the master permit had been issued on 6/4/18 but the plumbing, electrical and mechanical permits had not been issued. He recommended a 28-day extension.

Victor DeVecchi, property manager, agreed.

Motion made by Mr. Booth, seconded by Mr. Marx, to grant a 28-day extension to 7/24/18, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE16050534

2900 NE 30 ST

LAUDERDALE TOWER CONDO ASSN INC.

This case was first heard on 6/28/16 to comply by 8/23/16. Violations, extensions and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of an \$8,100 fine, which would continue to accrue until the property was in compliance.

Robert Masula, Building Inspector, reported the concrete restoration permit had expired.

Michael Emery, representative for the association, said the prior contractor had disappeared and the association had signed a new contractor, who was pulling the permits. He said the restoration would take six months. Mr. Emery said the association board was new and the former manager was gone. He agreed to determine if any balconies had been taped off.

Inspector Masula said the new contractor should be able to renew the former contractor's expired permit and do a change of contractor. Mr. Emery said he would bring this up with the new contractor.

Motion made by Mr. Marx, seconded by Mr. Booth, to grant a 28-day extension to 7/24/18, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE17050053

2808 SW 7 ST

SERRANO, GILFREDO H/E

ESTEVEZ, CONCEPCION

This case was first heard on 1/29/18 to comply by 4/24/18. Violations, extensions and notice were as noted in the agenda. The property was not in compliance and the City

was requesting imposition of the fine, which would begin on 6/27/18 and would continue to accrue until the property was in compliance.

Mario Carrasquel, Building Inspector, reported no permit application had been submitted yet. He had been in communication with the owner, who was trying to find a contractor to comply the violation.

Gilfredo Serrano, owner, requested an extension to find a contractor.

Motion made by Mr. Beachum, seconded by Mr. Booth, to grant a 28-day extension to 7/24/18, during which time no fines would accrue. In a voice vote, motion passed 6-1 with Mr. Mohnani opposed.

Case: CE17020146

1545 NW 6 ST
PERSAUD, BOODHWATTIE

This case was first heard on 1/29/18 to comply by 6/26/18. Violations were as noted in the agenda. The property was not in compliance.

Kelvin Arnold, Building Inspector, said the property had been approved for funding from the City's Community Development Agency. He recommended a 154-day extension.

Corey Richards, Community Development Agency project manager, agreed to the extension.

Motion made by Mr. Booth, seconded by Ms. Evert, to grant a 154-day extension to 11/27/18, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE18031363

127 FIESTA WY
127 FIESTA LLC
% DANIEL A JACOBSON

Certified mail addressed to the owner was accepted on 6/7/18.

Quesly Alexis, Building Inspector, testified to the following violation(s):
FBC(2017) 105.1

THIS PROPERTY HAS BEEN ALTERED AND CONSTRUCTION
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED
PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER,
BUT NOT LIMITED TO:

1. INSTALLING A NEW PAVER DRIVEWAY.

FBC(2017) 110.1

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT
THE PERMITTING PROCESS.

Inspector Alexis presented photos of the property and the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Chad Krezmien contractor, said a paver contractor had installed the pavers without a permit and he had now applied for the permit.

Motion made by Mr. Booth, seconded by Ms. Evert, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 7/24/18, or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE17100678

2100 S OCEAN DR # 15B
GRABLE, LINDA B
WILTSHIRE, DENNIS ET AL.

Service was via posting at the property on 6/14/18 and at City Hall on 6/14/18.

Robert Masula, Building Inspector, testified to the following violation(s):
FBC(2014) 105.1

THIS PROPERTY/CONDO UNIT HAS BEEN ALTERED WHICH
INCLUDES BUT IS NOT LIMITED TO:

1. ALTERATIONS MADE SUCH AS REMOVING THE SECOND
ENTRY DOOR TO THE KITCHEN AND FRAMING AND DRY
WALLING THE OPENING WITHOUT THE REQUIRED PERMITS
AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.11

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT
IS NOT LIMITED TO:

1. MECHANICAL ALTERATIONS MADE WITHOUT THE
REQUIRED MECHANICAL PERMIT AND/OR INSPECTIONS.

FBC(2014) 110.1

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE IS FULLY COMPLIED AND CLOSED.

Inspector Masula said this case was begun pursuant to a complaint from the condo association. He presented photos of the property and the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Chad Krezmien contractor, said the owner had brought in other workers while he was doing a project for her and he had closed the permit because of this other work. He had reopened the permit because the owner asked him to make the corrections. Inspector Masula recalled he had informed Mr. Krezmien that a mechanical permit was needed and asked why he had not pulled one. Mr. Krezmien stated the owners did not want to pay him or change anything and told him they would try to "get away with it."

Motion made by Mr. Booth, seconded by Ms. Evert, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 7/24/18, or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE17121776

824 SE 6 CT
GHOMESHI, NEDA
MARTIN, JONATHAN

Service was via posting at the property on 6/12/18 and at City Hall on 6/14/18.

Robert Masula, Building Inspector, testified to the following violation(s):
FBC(2014) 105.1

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. EXTENSIVE INTERIOR DEMOLITION WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2014) 110.1

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE IS FULLY COMPLIED AND CLOSED.

Inspector Masula presented photos of the property and the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Jonathan Martin, owner, said he had applied for the permit but his as-built plans from the architect had been rejected and he did not know how to proceed. He said the plans indicated the drywall was removed.

Inspector Masula explained this was not drywall, it was lathe and plaster, which helped to support the interior walls, including load-bearing walls. He was surprised to hear that the owner had been unable to pull a permit as an owner/builder and suggested Mr. Martin hire a contractor.

Mr. Martin said his past three contractors had been terrible and he refused to hire a Fort Lauderdale contractor now.

Inspector Masula did not want Mr. Martin to walk away from the property and offered to meet with him to discuss what he needed to be done. Mr. Martin stated he had a developer interested in erecting five townhouses on the site if he could get a zoning change. Mr. Martin stated he had hired an engineer four months ago and did not have his report yet.

Motion made by Mr. Booth, seconded by Mr. Marx, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 7/24/18, or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE17110759

701 W SUNRISE BLVD
701 SUNRISE REALTY LLC

Service was via posting at the property on 6/6/18 and at City Hall on 6/14/18.

Kelvin Arnold, Building Inspector, testified to the following violation(s):
FBC(2014) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND

CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. ELECTRICAL LIGHT POLE BLOWN DOWN AND REMOUNTED WITHOUT A PERMIT.
2. SOME POLES REQUIRE BASE WELDING THAT REQUIRES AN ENGINEER REPORT.

FBC(2014) 110.1

CONSTRUCTION OR WORK FOR WHICH A PERMIT IS REQUIRED SHALL BE SUBJECT TO INSPECTIONS BY THE BUILDING OFFICIAL AND SUCH CONSTRUCTION OR WORK SHALL REMAIN ACCESSIBLE AND EXPOSED FOR INSPECTION PURPOSES UNTIL APPROVED.

Inspector Arnold presented photos of the property and the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Anthony Padavano, contractor, said the poles had fallen during Hurricane Irma and they had a welder perform an emergency repair without a permit. He added that the wiring was not powered on.

Motion made by Mr. Booth, seconded by Mr. Marx, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 8/28/18, or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-1 with Mr. Mohnani opposed.

Case: CE17050759

5541 NE 26 AVE

MALDONADO, ALEXANDRE

MALDONADO, PATRICIA

This case was first heard on 8/22/17 to comply by 10/24/17. Violations, extensions and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$6,800 fine, which would continue to accrue until the property was in compliance.

Robert Masula, Building Inspector, reported the wall permit application had failed plan review in December 2017 and no corrections had been submitted.

Rodrigo Maldonado, owner, said he had built a pool in the front yard and his pool contractor had recommended he keep the wall around the pool for safety. He intended to shave the columns so they were not on the neighbor's property. Inspector Masula

clarified that this was a wall not a fence. He thought shaving the columns could be done as a revision to the plans and believed the permit was still in the system.

Mr. Maldonado stated the contractor had been out of the country but had advised him what to do after visiting the property the prior week.

Inspector Masula recalled that at the prior hearing, Mr. Maldonado was considering asking the neighbor to permit the portion of the wall that was on his property.

Jack Townsend, attorney for the neighbor at 5555 Northeast 26 Avenue, said the owners did not want the wall on their property or to sell that portion of their property to Mr. Maldonado; they wanted the wall removed.

Mr. Maldonado said a contractor had installed the wall and approximately three inches of the wall was on the neighbor's property. Inspector Masula explained that an engineer had indicated it was possible to shave the wall.

Mr. Maldonado requested a 90-day extension to try to fix this.

Inspector Masula confirmed that the pool was properly permitted, and part of that approval would be a pool barrier inspection that must pass.

Mr. Townsend stated his client would agree to pull the permit for the wall to be shaved if Mr. Maldonado paid for it, as long as the outcome was that the wall would be removed from his client's property at no expense to his client.

Motion made by Mr. Marx, seconded by Mr. Booth, to grant a 28-day extension to 7/24/18, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE18020611

700 NW 7 AV

MODERN CONTRACTORS INC.

Service was via posting at the property on 6/6/18 and at City Hall on 6/14/18.

Kelvin Arnold, Building Inspector, testified to the following violation(s):
FBC(2017) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND
CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT
OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN
THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. ASPHALT DRIVEWAY BEING INSTALLED WITHOUT A PERMIT.

FBC(2017) 110.1

CONSTRUCTION OR WORK FOR WHICH A PERMIT IS
REQUIRED SHALL BE SUBJECT TO INSPECTIONS BY THE
BUILDING OFFICIAL AND SUCH CONSTRUCTION OR WORK
SHALL REMAIN ACCESSIBLE AND EXPOSED FOR INSPECTION
PURPOSES UNTIL APPROVED.

Inspector Arnold presented photos of the property and the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Lawrence Kelly Jr., Owner, said a contractor had done the work without a permit and he had hired a new contractor to pull the permit. He requested 63 days.

Motion made by Mr. Booth, seconded by Ms. Evert, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 8/28/18, or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE15070786

1437 NE 56 ST
BRODETZKI, YUVAL

This case was first heard on 11/24/15 to comply by 1/26/16. Violations, extensions and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$27,200 fine, which would continue to accrue until the property was in compliance.

Kelvin Arnold, Building Inspector, reported the permits had been renewed and the electrical permit had passed rough inspection. He recommended a 91-day extension.

Angela Lopes, management company, agreed.

Motion made by Mr. Booth, seconded by Ms. Evert, to grant a 91-day extension to 9/25/18, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE17060453

1800 SE 24 AV
FISSETTE, GARY A EST
NEW OWNER: BANK OF AMERICA NA
% BANK OF AMERICA NA

This case was first heard on 1/29/18 to comply by 2/27/18. Violations and extensions

were as noted in the agenda. The property was not in compliance and fines had accrued to \$1,350.

Robert Masula, Building Inspector, reported the permit applications were in plan review and recommended a 63-day extension.

Roger Rathburn, bank representative, agreed.

Motion made by Mr. Booth, seconded by Mr. Marx, to grant a 63-day extension to 8/28/18, during which time no fines would accrue. In a voice vote, motion passed 7-0.

The Board took a break and Mr. Booth left the meeting.

Case: CE17080664

2110 MIAMI RD
CKA HOMES OF MIAMI ROAD LLC

Service was via posting at the property on 6/12/18 and at City Hall on 6/14/18.

Robert Masula, Building Inspector, testified to the following violation(s):
FBC(2014) 105.1

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT
IS NOT LIMITED TO:

1. PAVERS BEING INSTALLED WITHOUT THE REQUIRED
PERMITS AND/OR INSPECTIONS.

FBC(2014) 110.1

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL
REQUIRED PERMITS TY6, PASS THE A.T.F. PLAN REVIEW AND
PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE
AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY
CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE
IS FULLY COMPLIED AND CLOSED.

Inspector Masula presented photos of the property and the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Motion made by Mr. Marx, seconded by Mr. Beachum, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 7/24/18, or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-1 with Mr. Mohnani opposed.

Case: CE18031986

1320 SE 12 ST
STEVENS, MELANIE

Service was via posting at the property on 6/12/18 and at City Hall on 6/14/18.

Robert Masula, Building Inspector, testified to the following violation(s):
FBC(2017) 105.1

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT
IS NOT LIMITED TO:

1. INTERIOR AND EXTERIOR ALTERATIONS MADE WITHOUT
THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2017) 110.1

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL
REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND
PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE
AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY
CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE
IS FULLY COMPLIED AND CLOSED.

Inspector Masula presented photos of the property and the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Motion made by Mr. Marx, seconded by Mr. Beachum, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 8/28/18, or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: CE17071273

2425 NE 25 PL
BUDD, LISA J EST

This case was first heard on 1/29/18 to comply by 3/27/18. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the demolition permit to revert the unit back to a two-bedroom, two-bath unit was close and the permit for the kitchen and bathroom remodel was in plan review. He recommended a 63-day extension.

Scott Fowler, representative, agreed.

Motion made by Mr. Marx, seconded by Mr. Beachum, to grant a 63-day extension to 8/28/18, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE14051162

3105 NE 28 ST # 1B

STAWARTZ, THOMAS A & DARYL B

Service was via posting at the property on 6/6/18 and at City Hall on 6/14/18.

Mario Carrasquel, Building Inspector, testified to the following violation(s):
FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED
PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER,
BUT NOT LIMITED TO:

1. SUBSTANTIAL REPARATIONS TO DOCK WITH REFRAMING
WITHOUT A PERMIT.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT
THE PERMITTING PROCESS.

Inspector Carrasquel presented photos of the property and the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Motion made by Mr. Marx, seconded by Mr. Beachum, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 8/28/18, or a fine of \$25 per day, per violation would begin to accrue. In a voice vote, motion passed 6-0.

Case: CE17050765

1204 MANDARIN ISLE

HORN, DONALD & VERA

Service was via posting at the property on 6/6/18 and at City Hall on 6/14/18.

Kelvin Arnold, Building Inspector, testified to the following violation(s):
FBC(2014) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND
CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT

OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN
THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. SHED BUILT WITHOUT PERMITS AND INSPECTIONS.

Inspector Arnold said the case was begun pursuant to a complaint. He presented photos of the property and the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Motion made by Mr. Marx, seconded by Mr. Beachum, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 8/28/18, or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-1 with Mr. Mohnani opposed.

Case: CE17110588

916 N VICTORIA PARK RD
53 VICTORIA PARK LLC

Certified mail addressed to the owner was accepted on 6/8/18.

Kelvin Arnold, Building Inspector, testified to the following violation(s):
FBC(2014) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND
CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT
OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN
THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. HOT WATER HEATER INSTALLED WITHOUT A PERMIT.

FBC(2014) 110.1

CONSTRUCTION OR WORK FOR WHICH A PERMIT IS
REQUIRED SHALL BE SUBJECT TO INSPECTIONS BY THE
BUILDING OFFICIAL AND SUCH CONSTRUCTION OR WORK
SHALL REMAIN ACCESSIBLE AND EXPOSED FOR INSPECTION
PURPOSES UNTIL APPROVED.

FBC(2014) 111.1.1

THE USE AND THE OCCUPANCY OF THIS DWELLING HAS
BEEN CHANGED FROM THE ORIGINALLY PERMITTED
OCCUPANCY CLASSIFICATION OF A DUPLEX WITHOUT
OBTAINING THE REQUIRED PERMITS AND THE CERTIFICATE
OF OCCUPANCY FROM THE BUILDING DEPARTMENT.

Inspector Arnold presented photos of the property and the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Motion made by Mr. Marx, seconded by Mr. Beachum, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 8/28/18, or a fine of \$50 per day, per violation would begin to accrue. In a voice vote, motion passed 5-1 with Mr. Mohnani opposed.

Case: CE18012218

1422 NW 2 ST
CITY VIEW COLONY LLC

Service was via posting at the property on 6/6/18 and at City Hall on 6/14/18.

Kelvin Arnold, Building Inspector, testified to the following violation(s):
FBC(2017) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND
CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT
OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN
THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. AUTOMATIC GATE OPENER INSTALLED AT THE NORTH
MAIN ENTRANCE WITHOUT A PERMIT.

FBC(2017) 110.1

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT
THE PERMITTING PROCESS.

Inspector Arnold presented photos of the property and the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Motion made by Mr. Marx, seconded by Mr. Beachum, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 8/28/18, or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-1 with Mr. Mohnani opposed.

Case: CE18040661

300 SW 31 AV
DIXON, CARLTON A

Service was via posting at the property on 6/6/18 and at City Hall on 6/14/18.

Kelvin Arnold, Building Inspector, testified to the following violation(s):
FBC(2017) 116.1.1

BUILDINGS OR STRUCTURES THAT IN THE OPINION OF
THE BUILDING OFFICIAL ARE, OR HEREAFTER SHALL BECOME

UNSAFE, UNSANITARY OR DEFICIENT IN ADEQUATE FACILITIES FOR MEANS OF EGRESS, OR WHICH CONSTITUTE A FIRE OR WINDSTORM HAZARD, OR ILLEGAL OR IMPROPER USE, OCCUPANCY OR MAINTENANCE, OR WHICH DO NOT COMPLY WITH THE PROVISIONS OF THE APPLICABLE MINIMUM HOUSING CODE, OR WHICH HAVE BEEN SUBSTANTIALLY DAMAGED BY THE ELEMENTS, ACTS OF GOD, FIRE, EXPLOSION OR OTHERWISE SHALL BE DEEMED UNSAFE BUILDINGS AND A PERMIT SHALL BE OBTAINED TO DEMOLISH THE STRUCTURE OR BRING THE BUILDING TO COMPLY WITH THE APPLICABLE CODES.

Inspector Arnold presented photos of the property and the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation. He stated this property was not safe and it was occupied. Inspector Arnold said he would post an unsafe structure notice on the property.

Chair McGee advised that the Board should indicate a higher fine amount due to the serious nature of the violation.

Motion made by Mr. Marx, seconded by Mr. Beachum, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 7/24/18, or a fine of \$100 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: CE18030819

640 NW 15 TER
CHIWARA, GRACE

Certified mail addressed to the owner was accepted on 6/8/18.

Quesly Alexis, Building Inspector, testified to the following violation(s):
FBC(2017) 105.1

THIS PROPERTY HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. INSTALLING A WOODEN FENCE WITHOUT REQUIRED PERMIT AND THE INSPECTIONS.
2. INSTALLING WINDOWS WITHOUT THE REQUIRED PERMIT AND INSPECTIONS.

FBC(2017) 110.1

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING PROCESS.

Inspector Alexis presented photos of the property and the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Motion made by Mr. Marx, seconded by Mr. Beachum, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 7/24/18, or a fine of \$25 per day, per violation would begin to accrue. In a voice vote, motion passed 6-0.

Case: CE11040091

509 NW 20 AV

RETLEY, LELA EST

This case was first heard on 2/28/17 to comply by 4/25/17. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$6,800.

Kelvin Arnold, Building Inspector, reported there had been no progress and he did not recommend an extension. He stated the City had foreclosed on the property and there was a probate issue. He recalled that the person who had attended previous hearings was not the official representative of the estate.

Ms. Hasan agreed that the gentleman who had attended hearings did not have standing. She had contacted the attorney working with the gentleman but no action had been taken regarding the probate case. Chair McGee wondered if the Board should grant another extension, and Ms. Hasan agreed to contact the attorney again.

Motion made by Mr. Marx, seconded by Mr. Beachum, to grant a 63-day extension to 8/28/18, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE16071180

512 NW 15 TER

PASCAL 2014 LLC

This case was first heard on 10/25/16 to comply by 1/24/17. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$21,350.

Kelvin Arnold, Building Inspector, reported there had been no progress and he did not recommend an extension.

The Board took no action.

Case: CE17051264

1305 NW 15 CT
MULLINGS, ROBERT S H/E
MULLINGS, JENNIFER

This case was first heard on 1/29/18 to comply by 3/27/18. Violations and extensions were as noted in the agenda. The property was not in compliance.

Kelvin Arnold, Building Inspector, reported the permits were open and recommended a 91-day extension.

Motion made by Mr. Marx, seconded by Mr. Beachum, to grant a 91-day extension to 9/25/18, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE17032662

3543 DAVIE BLVD
PEDRO BELTRAN ROJAS INC.

This case was first heard on 2/27/18 to comply by 4/24/18. Violations and extensions were as noted in the agenda. The property was not in compliance.

Kelvin Arnold, Building Inspector, reported there had been no progress; the plans had failed review for plumbing and mechanical. He recommended a 28-day extension.

Motion made by Mr. Marx, seconded by Mr. Beachum, to grant a 28-day extension to 7/24/18, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE17052351

901 ARIZONA AVE
LOUIS, FRANCK & ROSEMENE

This case was first heard on 2/27/18 to comply by 4/24/18. Violations and extensions were as noted in the agenda. The property was not in compliance.

Kelvin Arnold, Building Inspector, reported there had been no progress; the plans had failed mechanical and zoning review. He recommended a 28-day extension.

Motion made by Mr. Marx, seconded by Mr. Beachum, to grant a 28-day extension to 7/24/18, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE17041080

1208 SW 4 ST
MCSHANE, CHRISTOPHER M

This case was first heard on 3/27/18 to comply by 5/22/18. Violations and extensions were as noted in the agenda. The property was not in compliance.

Kelvin Arnold, Building Inspector, reported there had been no progress and he had not heard from the owner. He recommended a 28-day extension.

Motion made by Mr. Marx, seconded by Mr. Beachum, to grant a 28-day extension to 7/24/18, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE17021462

3161 RIVERLAND RD
FUNDING REALTY LLC

This case was first heard on 7/25/17 to comply by 10/24/17. Violations and extensions were as noted in the agenda. The property was not in compliance.

Kelvin Arnold, Building Inspector, reported only the mechanical permit remained. The owner had picked up the plans for corrections and agreed to a 28-day extension.

Motion made by Mr. Marx, seconded by Mr. Beachum, to grant a 28-day extension to 7/24/18, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE17041535

1243 NW 3 AVE
MANJARRES, MARIA GABRIELA

This case was first heard on 1/29/18 to comply by 3/27/18. Violations and extensions were as noted in the agenda. The property was not in compliance.

Kelvin Arnold, Building Inspector, reported the window permits had been issued and recommended a 63-day extension.

Motion made by Mr. Marx, seconded by Mr. Beachum, to grant a 63-day extension to 8/28/18, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE17060261

1041 NE 9 AVE
SELF-DIRECTED IRA SERVICES INC.
JULIETA A HORNER IRA 201315701

This case was first heard on 1/29/18 to comply by 4/24/18. Violations and extensions were as noted in the agenda. The property was not in compliance.

Kelvin Arnold, Building Inspector, reported there had been no progress and recommended a 28-day extension.

Motion made by Mr. Marx, seconded by Mr. Beachum, to grant a 28-day extension to 7/24/18, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE17060477

1609 NW 6 PL
PROGRESSIVE INDUSTRIES LLC

This case was first heard on 1/29/18 to comply by 4/24/18. Violations and extensions were as noted in the agenda. The property was not in compliance.

Kelvin Arnold, Building Inspector, reported there had been no progress: the window permit had been issued but there had been no inspections; the door and air conditioner permit applications had not been submitted. He recommended a 28-day extension.

Inspector Arnold stated he was recommending a 28-day extension because only one extension had been granted so far and this had been typical Board practice. Chair McGee agreed that this had been the Board's attitude, but he did not want to continue doing so if the owners were not working toward compliance.

Ms. Hasan explained that usually, inspectors gave owners two to three notifications before scheduling their cases for a hearing. Inspector Arnold stated inspectors usually had at least three contacts with an owner before setting a case for a hearing.

Ms. Hasan felt there was a different dynamic with owners who attended the hearings and those who did not and a difference in fine amounts from "garden variety" violations and safety violations.

Inspector Arnold said the inspectors were community servants and they worked with owners. He felt owners took the Code Enforcement Board lightly because they knew they would get extensions and fine reductions.

Motion made by Mr. Marx, seconded by Mr. Beachum, to grant a 28-day extension to 7/24/18, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE17060692

1808 SW 9 ST
JAX MIAMI LLC

This case was first heard on 2/27/18 to comply by 4/24/18. Violations and extensions were as noted in the agenda. The property was not in compliance.

Kelvin Arnold, Building Inspector, reported there had been no progress; the master permit had been issued in April but no sub-permits had been issued and there had been no inspections. He did not recommend an extension.

Motion made by Mr. Mohnani to grant a 28-day extension to 7/24/18, during which time no fines would accrue. Motion died for lack of a second.

The Board took no action.

Case: CE17061131

2741 NE 29 CT
SORRENTINO, PETER A
SORRENTINO, STEPHANIE

This case was first heard on 2/27/18 to comply by 4/24/18. Violations and extensions were as noted in the agenda. The property was not in compliance.

Kelvin Arnold, Building Inspector, reported the owner had informed him that the corrected plans should be resubmitted the following week. He recommended a 63-day extension.

Motion made by Mr. Marx, seconded by Mr. Beachum, to grant a 63-day extension to 8/28/18, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE17101679

6808 NW 20 AVE
TRION CENTER LLC

This case was first heard on 2/27/18 to comply by 4/24/18. Violations and extensions were as noted in the agenda. The property was not in compliance.

Kelvin Arnold, Building Inspector, reported there had been some progress; plans had passed some reviews. He recommended a 63-day extension.

Motion made by Mr. Marx, seconded by Mr. Beachum, to grant a 63-day extension to 8/28/18, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE17110428
730 ARIZONA AVE
CPR EQUITIES LLC

This case was first heard on 3/27/18 to comply by 5/22/18. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$3,400. The City was requesting the Board amend the 3/27/18 Order comply-by date from 5/22/18 to 6/26/18, removing the accrued fines.

Kelvin Arnold, Building Inspector, reported there had been no progress since August 2017 and did not recommend an extension.

Ms. Ketor explained that the City had requested amendment of the 3/27/18 Order because the case was supposed to have come back to the Board in May but it did not make it on the agenda, so the fines had accrued.

Motion made by Mr. Mohnani, seconded by Mr. Smith, to amend the 3/27/18 Order comply-by date from 5/22/18 to 6/26/18, removing the accrued fines. In a voice vote, motion passed 6-0.

Motion made by Mr. Mohnani to grant a 28-day extension to 7/24/18, during which time no fines would accrue. Motion died for lack of a second.

Case: CE17110771
1310 NE 5 AV
SBC 609 LLC

This case was first heard on 2/27/18 to comply by 4/24/18. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported there had been no progress since the plans were picked up for corrections on May 2. He noted there was a pile of rubble from a demolition and he did not recommend an extension.

The Board took no action.

Case: CE17071043

6250 N ANDREWS AVE # 25
DOUBLE MOUNTAIN DEV VENTURES LLC

This case was first heard on 1/29/18 to comply by 5/22/18. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported there had been no progress.

Motion made by Mr. Mohnani to grant a 28-day extension to 7/24/18, during which time no fines would accrue. Motion died for lack of a second.

The Board took no action.

Case: CE17070827

1801 NE 62 ST # 107
FOGLIETTA, ALESSANDRA

This case was first heard on 5/22/18 to comply by 6/26/18. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master, electrical and plumbing permits were active and recommended 154-day extension.

Motion made by Mr. Marx, seconded by Mr. Beachum, to grant a 154-day extension to 11/27/18, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE17070987

4250 GALT OCEAN DR # 3E
PAPRANIKU, DESHIRA & OLIVER
PAPRANIKU, MUZEYEN

This case was first heard on 8/22/17 to comply by 9/26/17. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$8,700.

Robert Masula, Building Inspector, reported the master, electrical and plumbing permits had been issued but there was no permit to address the mechanical.

Motion made by Mr. Mohnani to grant a 28-day extension to 7/24/18, during which time no fines would accrue. Motion died for lack of a second.

Case: CE16080858

823 NE 14 CT
GQ HOLDINGS 1329 LLC

This case was first heard on 3/28/17 to comply by 5/23/17. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit and all sub-permits were active and recommended a 154-day extension.

Motion made by Mr. Marx, seconded by Mr. Beachum, to grant a 154-day extension to 11/27/18, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE15050755

1200 NW 9 ST
ASSIS HOMES LLC

This case was first heard on 4/26/16 to comply by 7/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$1,700. The City was requesting the Board amend the 2/27/18 Order comply-by date from 5/22/18 to 6/26/18, removing the accrued fines.

Mario Carrasquel, Building Inspector, reported the permits were still active. He stated the owner still needed to submit a letter from an engineer regarding the work that had been done without a permit. He recommended a 28-day extension.

Motion made by Mr. Mohnani, seconded by Mr. Beachum, to amend the 2/27/18 Order comply-by date from 5/22/18 to 6/26/18, removing the accrued fines. In a voice vote, motion passed 6-0.

Motion made by Mr. Marx, seconded by Mr. Beachum, to grant a 28-day extension to 7/24/18, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE16061731

2025 MIAMI RD
VICTORIA ONE ANCHOR BAY LLC

This case was first heard on 2/27/18 to comply by 4/24/18. Violations and extensions were as noted in the agenda. The property was not in compliance.

Mario Carrasquel, Building Inspector, said the owner had applied for permits in June 2017. The plans had failed review, revisions had been resubmitted in February 2018 and those corrections were still in plan review. He recommended a 28-day extension.

Motion made by Mr. Marx, seconded by Mr. Beachum, to grant a 28-day extension to 7/24/18, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE16032002

2349 SW 34 TER
UNITED PROPERTIES OF S FL LLC

This case was first heard on 7/26/16 to comply by 9/27/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Mario Carrasquel, Building Inspector, reported the permits were still active and recommended a 63-day extension.

Motion made by Mr. Marx, seconded by Mr. Beachum, to grant a 63-day extension to 8/28/18, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE16121959

1524 SW 18 TER
MINEO, JANET
MINEO, CHARLES

This case was first heard on 7/25/17 to comply by 10/24/17. Violations and extensions were as noted in the agenda. The property was not in compliance.

Mario Carrasquel, Building Inspector, reported the owner had applied for permits in April; the plans had failed review in April and corrections had been resubmitted on June 7. He recommended a 28-day extension.

Motion made by Mr. Marx, seconded by Mr. Beachum, to grant a 63-day extension to 8/28/18, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE17040174

1700 NE 7 AV
ELLIS, DANIEL C

This case was first heard on 3/27/18 to comply by 5/22/18. Violations and extensions were as noted in the agenda. The property was not in compliance.

Mario Carrasquel, Building Inspector, reported here had been no progress ad he did not support an extension.

Motion made by Mr. Mohnani, seconded by Mr. Beachum, to grant a 28-day extension to 7/24/18, during which time no fines would accrue. In a voice vote, motion passed 5-1 with Chair McGee opposed.

Motion made by Mr. Marx, seconded by Mr. Beachum, to find that the violations were not in compliance by the ordered date, and to impose a fine of \$1,520 for the time the property was out of compliance. In a voice vote, motion passed 6-0.

Case: CE17062413
3034 NW 69 CT # 4D
BONI FL LLC

This case was first heard on 1/29/18 to comply by 3/27/18. Violations, extensions and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fine, which would begin on 6/27/18 and would continue to accrue until the property was in compliance.

Kelvin Arnold, Building Inspector, reported there had been no progress and recommended imposition of the fines.

Motion made by Mr. Marx, seconded by Mr. Beachum, to find that the violations were not in compliance by the ordered date, and therefore the fines as stated in the Order would begin on 6/27/18 and would continue to accrue until the violations were corrected. In a voice vote, motion passed 5-1 with Mr. Mohnani opposed.

Complied and Withdrawn Cases

Motion made by Marx, seconded by Beachum to accept page 54 of the agenda showing cases complied and withdrawn. In a voice vote, motion passed 6-0.

Minutes Approval: April 24 and May 22, 2018

Motion made by Mr. Marx, seconded by Mr. Beachum, to approve the minutes of the Board's April 24, 2018 and May 22, 2018 meetings. In a voice vote, motion passed 6-0.

Cases Complied

The below listed cases were complied. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.

CE16100373 CE17071229 CE16090428

Cases Withdrawn

The below listed cases were withdrawn. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.

CE14040474 CE17071228 CE17051719 CE17121807
CE18020696 CE18031548 CE17070424

Board Discussion

None

Communication to the City Commission

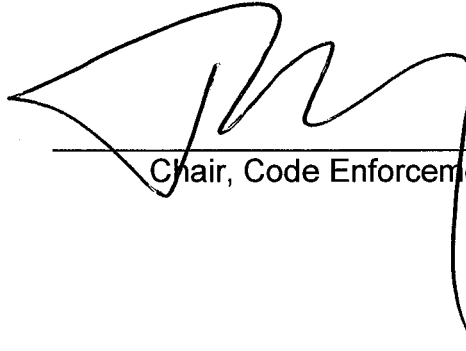
None

There being no further business to come before the Board, the meeting adjourned at 2:01 p.m.

ATTEST:



Clerk, Code Enforcement Board



Chair, Code Enforcement Board

NOTE: The agenda associated with this meeting is incorporated into this record by reference.

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.